

Bill 13

Early Testimony



Park Hotels & Resorts Inc.
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Testimony in Support of Bill 13

City Council of Honolulu
Honolulu Hale
530 South King Street
Honolulu, Hawaii 96813
Wednesday, April 25, 2018
10:00 a.m.
Honolulu Hale

Dear Chair Martin and Members of the Honolulu City Council:

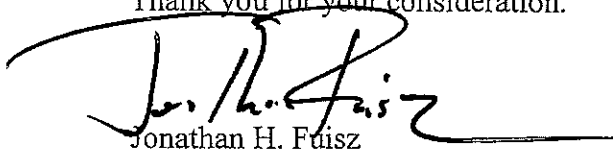
Park Hotels & Resorts Inc. writes to express our strong support for Bill 13, relating to Planned Development – Resort (PD-R) and Planned Development – Apartment (PD-A) Projects. Park, through its subsidiary, owns the Hilton Hawaiian Village. The PD-R permit option has historically allowed for creative redevelopment that contributes to the Hilton Hawaiian Village's status as an iconic Waikiki resort destination.

The fundamental purpose of the PD-R and PD-A permit options is flexibility. The proposed amendments would increase the flexibility of the PD-R and PD-A permit options by allowing for the addition of lots to, or removal of lots from, an existing PD-R or PD-A project. The addition or removal of lots would be subject to discretionary review by the DPP and City Council, ensuring appropriate vetting and compliance with applicable zoning requirements and other conditions. In addition, the proposed amendments would allow multiple smaller land owners to work together to apply for a PD-R or PD-A project. Park believes this increased flexibility is necessary for the continued redevelopment of Waikiki, and as PD-R and PD-A projects evolve over time.

Park also believes that the proposed amendments are consistent with the objectives of the Waikiki special district, including, specifically, providing for the ability to renovate and redevelop existing structures that might otherwise experience deterioration, and providing opportunities for creative development capable of substantially contributing to the rejuvenation and revitalization of the Waikiki special district.

The proposed amendments to the LUO were unanimously approved by the Planning Commission and recommended by the Department of Planning and Permitting (DPP), as set forth in Departmental Communication 114 dated February 21, 2018 (enclosing the DPP's report dated January 10, 2018). The proposed amendments are also supported by the Hawaii Regional Council of Carpenters, as stated in their April 17, 2018 written testimony before the Committee on Zoning and Housing. Park agrees with the DPP, Planning Commission, and Hawaii Regional Council of Carpenters.

Thank you for your consideration.



Jonathan H. Fuisz
VP Investments



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Testimony in Support of Bill 13

City Council of Honolulu
Honolulu Hale
530 South King Street
Honolulu, Hawaii 96813
Wednesday, April 25, 2018
10:00 a.m.
Honolulu Hale

Dear Chair Martin and Members of the Honolulu City Council:

Hilton supports Bill 13, relating to Planned Development – Resort (PD-R) and Planned Development – Apartment (PD-A) Projects. Hilton operates the Hilton Hawaiian Village resort in Waikiki for the owner, Park Hotels & Resorts Inc.

The PD-R permit option has historically provided the needed flexibility to redevelop the Hilton Hawaiian Village, resulting in a better, more creative resort design that contributes to the stability, function, and overall ambiance and appearance of Waikiki, and that has made Hilton Hawaiian Village a Waikiki landmark and favorite destination for visitors.

Hilton believes that the proposed amendments are important to the continued redevelopment and revitalization of Waikiki through PD-R and PD-A projects. The current LUO provisions regarding PD-R permits only address what happens at the outset of a PD-R project. They do not expressly provide for the evolution of a project over time. As PD-R projects like the Hilton Hawaiian Village continue to be redeveloped and evolve, the ability under the proposed amendments to add or remove lots increases flexibility. Such addition or removal of lots would be subject to discretionary review by the DPP and City Council, ensuring appropriate vetting and compliance with applicable zoning requirements and other conditions.

Further, as the demand for visitor accommodations continues to grow, the ability of smaller land owners to work together on a PD-R or PD-A project is vital to more creatively meeting lodging needs and rejuvenating deteriorated areas. The proposed amendments remove the requirement of a single owner, thereby allowing smaller landowners to come together and jointly utilize a PD-R permit.



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Grand Vacations





Gerard C. Gibson
Vice President
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Hilton agrees with the Planning Commission, the DPP, and the Hawaii Regional Council of Carpenters and appreciates this opportunity to provide testimony.

Mahalo nui loa,

Gerard C. Gibson
Vice President
Hilton Hawaii



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